

23TX404-0140
865 3RD ST SW, PARIS, TX 75460

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 23rd DAY OF Oct 25.

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated February 25, 2021 and recorded on February 26, 2021 as Instrument Number 179581-2021 in the real property records of LAMAR County, Texas, which contains a power of sale.

Sale Information: December 02, 2025, at 1:00 PM, or not later than three hours thereafter, at the east foyer, just inside the first floor east entrance to the Lamar County Courthouse located at 119 North Main Street, Paris, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by KENDALL PRICE secures the repayment of a Note dated February 25, 2021 in the amount of \$152,775.00. TH MSR HOLDINGS LLC, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4856339

Substitute Trustee(s): Harriett Fletcher, Sheryl LaMont, Kevin Key, Jay Jacobs, Christine Wheelless, Phillip Hawkins, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Misty McMillan, Richard Paul Carr Jr, Sharon St. Pierre, Margaret Rosenne Kayl, Michael Turner, Jabria Foy, Heather Golden, Margaret Rosanne Kayl, Robert LaMont, Brian Hooper, Mike Jansta, Mike Hayward, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Ed Wilson, Ginnelle Czarnecki, Virginia Wentland, Bonnie Yoakum, Ted Stephens, Sherie White, Ed Henderson, Larry Pennington, Michael Wilson, Joe Hallonquist, Auction.com, LLC, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Harriett Fletcher, Sheryl LaMont, Kevin Key, Jay Jacobs, Christine Wheelless, Phillip Hawkins, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Misty McMillan, Richard Paul Carr Jr, Sharon St. Pierre, Margaret Rosenne Kayl, Michael Turner, Jabria Foy, Heather Golden, Margaret Rosanne Kayl, Robert LaMont, Brian Hooper, Mike Jansta, Mike Hayward, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Ed Wilson, Ginnelle Czarnecki, Virginia Wentland, Bonnie Yoakum, Ted Stephens, Sherie White, Ed Henderson, Larry Pennington, Michael Wilson, Joe Hallonquist, Auction.com, LLC, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, , declare under penalty of perjury that on the 23rd day of October, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LAMAR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Field Notes – 0.96 Acres

Situated within the limits of the City of Paris, in the County of Lamar, State of Texas, a part of the Larkin Rattan Survey #778 and being a tract of land conveyed to Scott Pearson and Beth Pearson by deed recorded in Doc.# 122376-2015 of the Official Public Records of said County and State and being a tract of land conveyed to Ronald Pearson and Beth Pearson by deed recorded in Vol. 1260, Page 114 of the Real Property Records of said County and State.

Beginning at a 3/8" (HF 5699) capped iron pin set at the Northwest corner of the Scott Pearson tract and the Southwest corner of a tract of land conveyed to W. Chance Abbott by deed recorded in Doc.# 181077-2019 of said Official Public Records and being in the East boundary line 3rd Street Southwest.

Thence South 89°39'28" East a distance of 277.99' to a 3/8" (HF 5699) capped iron pin set at the Northeast corner of the Scott Pears tract and the Southeast corner of the Abbott tract and the West boundary line of a tract of land conveyed to Jerry Jackson by deed recorded in Doc.# 136328-2016 of said Official Public Records;

Thence South 01°49'50" West a distance of 150.00' to a 3/8" (HF 5699) capped iron pin set at the Southeast corner of the Ronald Pearson tract and the West boundary line of a tract of land conveyed to Leslie Calvin Shirley by deed recorded in Vol. 683, Page 155 of said Real Property Records and being in the North boundary line of the residue of a called 13.304 acre tract conveyed to Lamar County Texas by deed recorded in Vol. 126, Page 188 of said Real Property Records;

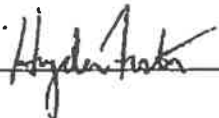
Thence North 89°39'30" West a distance of 278.00' to a hole in concrete set at the Southwest corner of the Ronald Pearson tract and the Northwest corner of the 13.304 acre residue tract and the East boundary line of said 3rd Street Southwest;

Thence North 01°50'01" East along said street a distance of 150.01' to the point of beginning and containing 0.96 acres of land.

I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The tract does not appear to be in a flood zone according to the Flood Insurance Rate Map #48277C0320C for Lamar County, Texas.

Reference Bearing = the East boundary line of 3rd Street Southwest - N 01°50'01" E. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10194636. File #:201128

Hayden Foster



date 02/01/21

